

FAIRFAX CENTER AREA STUDY KICKOFF OPEN HOUSE OCTOBER 7, 2013

Kim Rybold – Tom Merce – Meghan Van Dam

Agenda

- ❑ What is the Comprehensive Plan and why is it important to you?
- ❑ Existing Conditions in the Fairfax Center Area
- ❑ Study process and next steps
- ❑ Poster session
- ❑ Small group discussion

The Comprehensive Plan

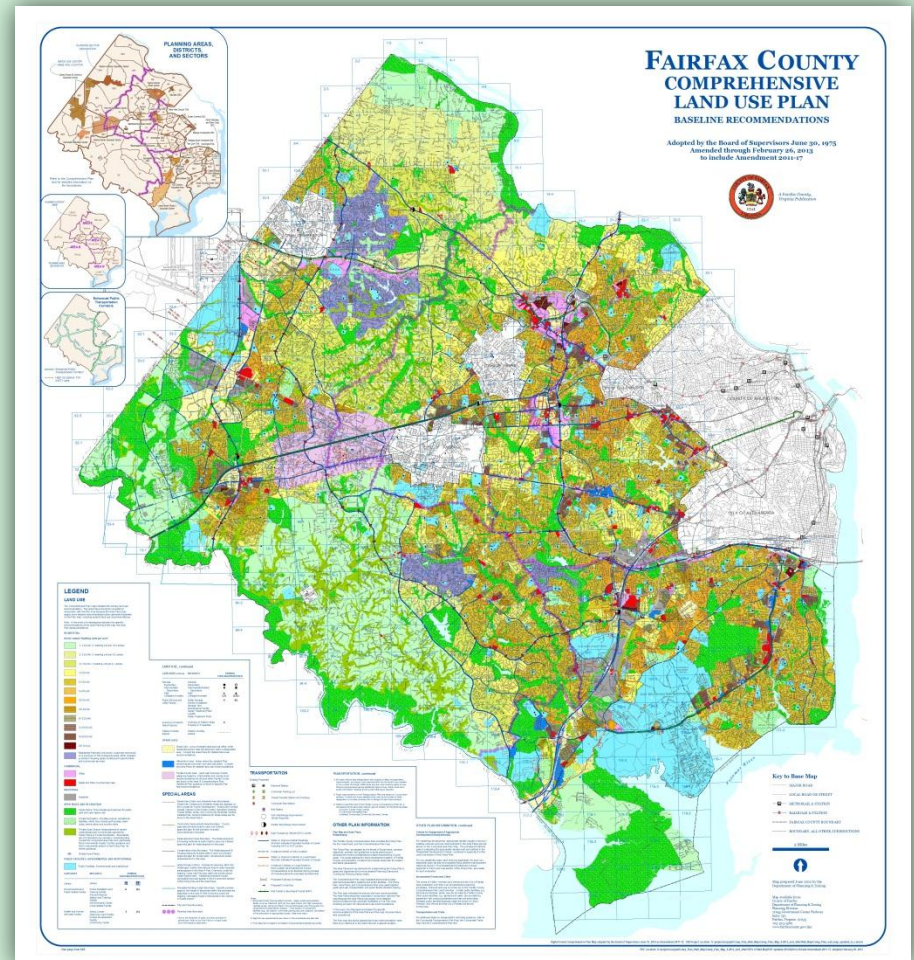
The Comprehensive Plan

- ❑ Statutory mandate: required by the Code of Virginia to shape the orderly development of the county
- ❑ Role: A GUIDE for decision-making about the County's land use
 - ❑ Promote public health, safety and welfare
 - ❑ Manage growth, change and renewal of community
 - ❑ Ensure a continued high quality of life for residents
 - ❑ Balance diverse community goals
- ❑ Scope: Anticipate change over the next 20-30 years

The Comprehensive Plan

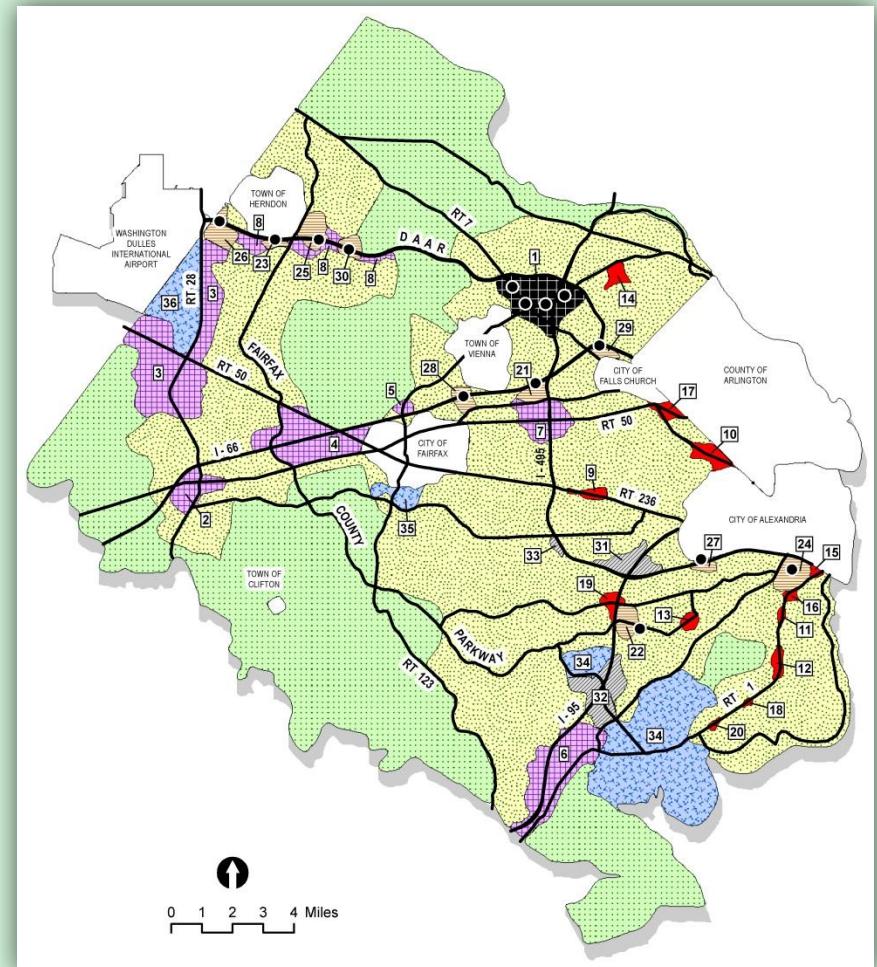
□ GENERAL LAND USE GUIDANCE

- Residential
- Industrial
- Mixed Use
- Retail
- Institutional
- Public Open Space
- Office
- Parks



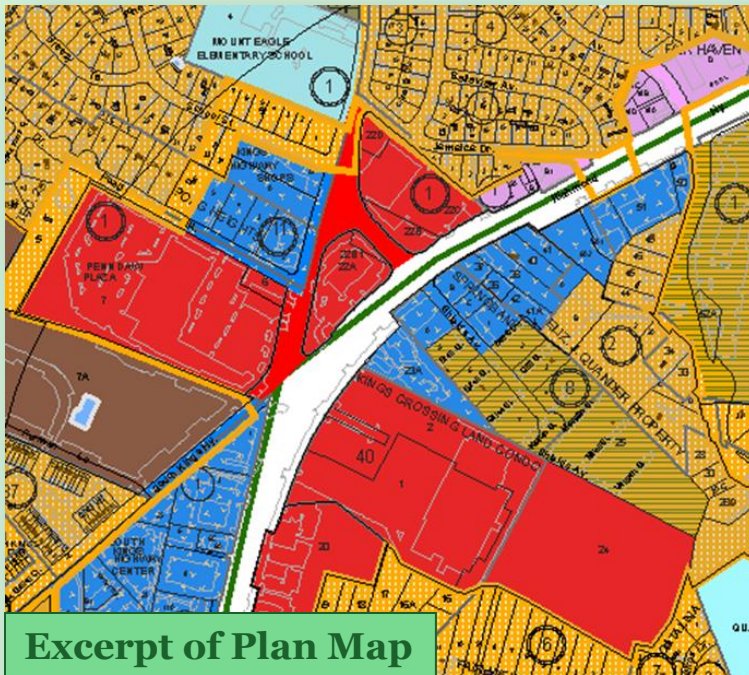
The Concept for Future Development and Land Classification System

- General guidance for land use recommendations in the Comprehensive Plan
- Shows general location and character of future land uses
 - Urban Center (Tysons)
 - Development Centers
 - Suburban Neighborhoods
 - Low Density Residential Areas



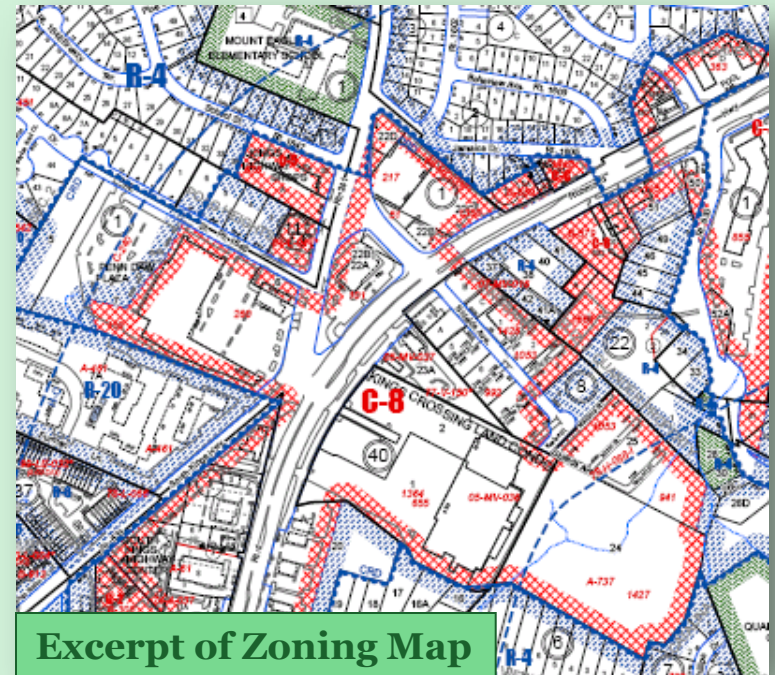
Planning is different from Zoning

The Plan gives general guidance about the long-term vision of an area.



Excerpt of Plan Map

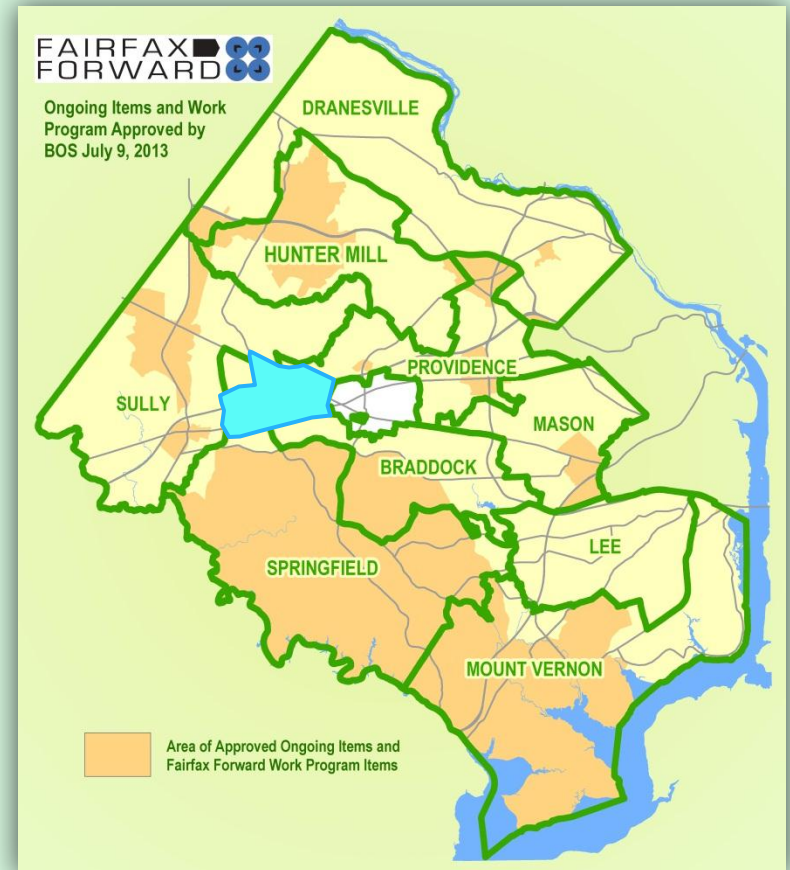
The Zoning Ordinance is a tool to implement the Comprehensive Plan.



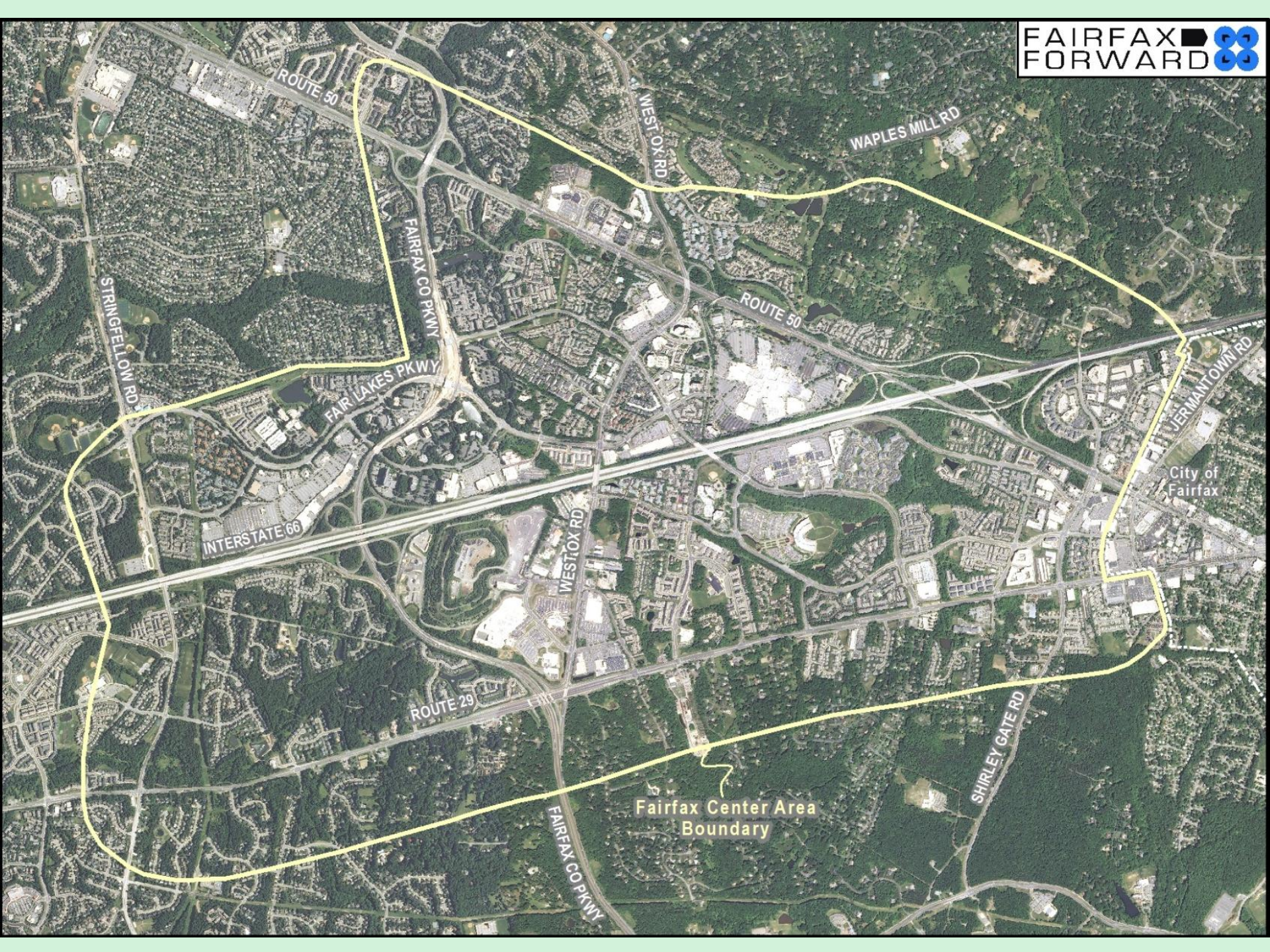
Excerpt of Zoning Map

Fairfax Forward

- Adopted by the Board of Supervisors on July 9, 2013
- Utilizes a pilot Comprehensive Plan Amendment Work Program to list planning studies beginning in 2013-2015
- The Fairfax Center Area is the first activity center study to begin



Existing Conditions



ROUTE 50

WEST OX RD

WAPLES MILL RD

STRINGFELLOW RD

FAIRFAX CO PKWY

FAIR LAKES PKWY

ROUTE 50

INTERSTATE 66

WEST OX RD

City of Fairfax

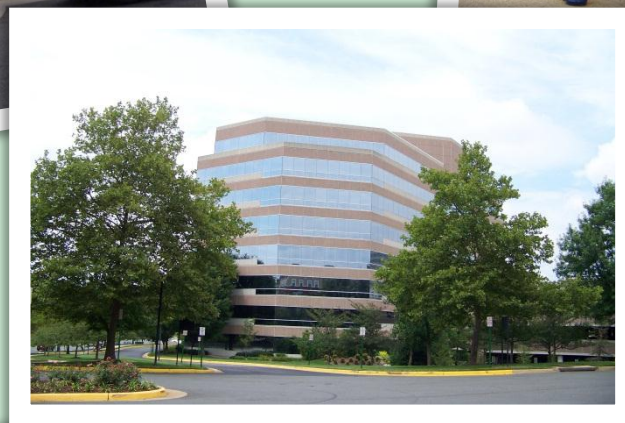
JERMANTOWN RD

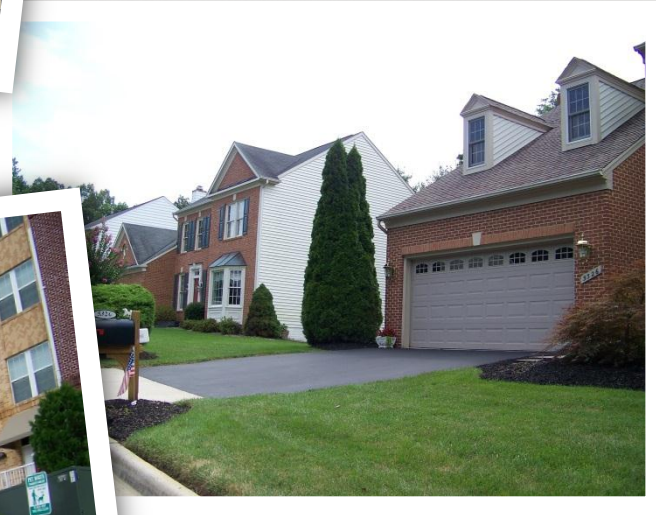
ROUTE 29

Fairfax Center Area
Boundary

FAIRFAX CO PKWY

SHIRLEY GATER RD





Existing Conditions Report

- Published September 2013
- Provides information on the study area geography, areawide policies, land uses, and public facilities in the study area.
- Purpose is to create a uniform baseline knowledge of the area and identify other considerations for the study.



Pop Quiz!

- How many dwelling units are presently within the Fairfax Center Area?
- 21,369
- This ranks #1 among the county's activity centers



Pop Quiz!



- Between 2000 and 2010, the population of the Fairfax Center Area grew by
 - 74 percent

Pop Quiz!

- How many public parks are completely or partially within the Fairfax Center Area?
- 14, totaling 489 acres



Study Process and Next Steps

Existing
Conditions

Study Kickoff

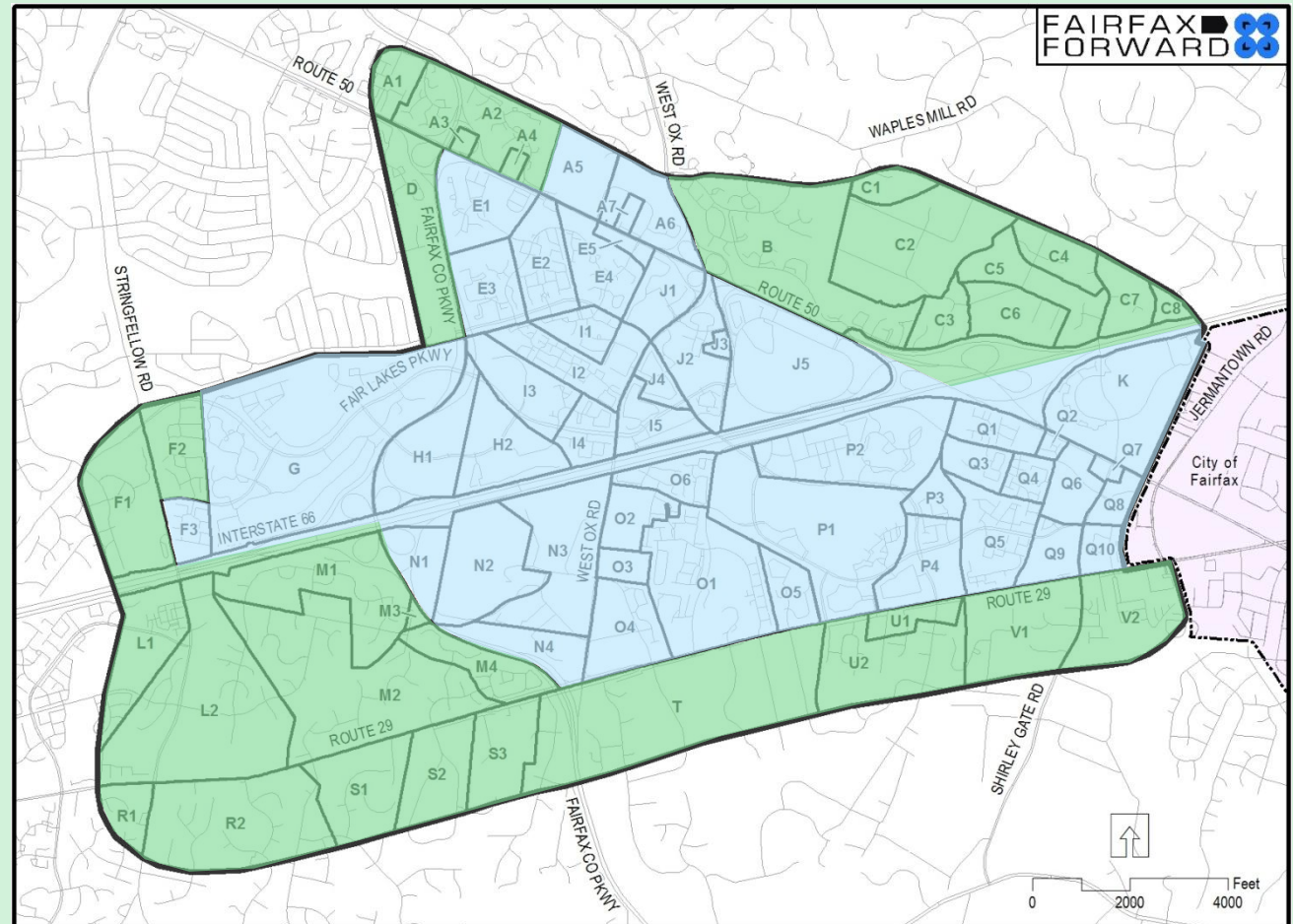
Transition
Area Studies

Suburban
Center/
Areawide
Study

Study Phases

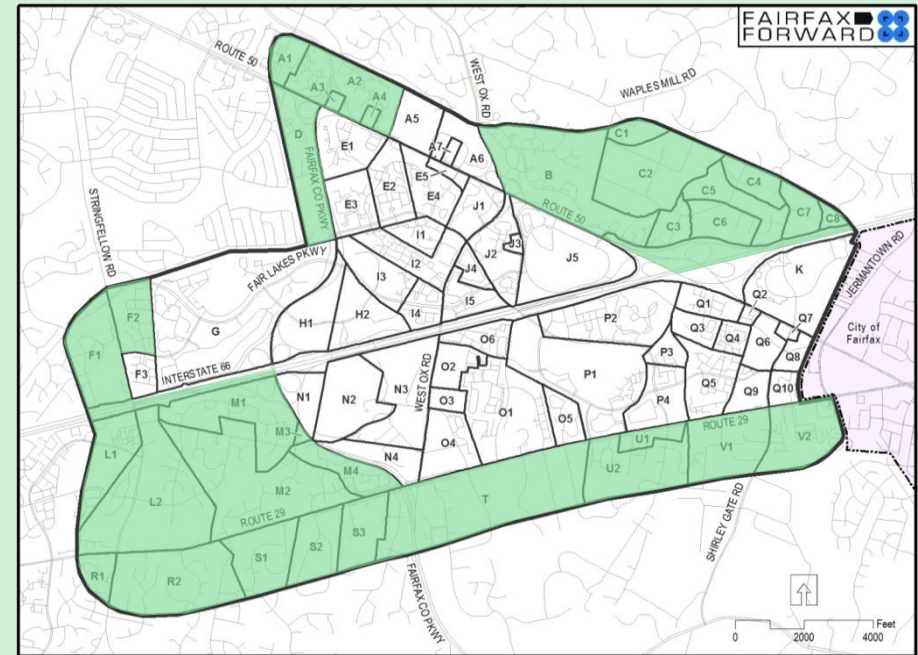
Phase I:
Transition
Areas

Phase II:
Suburban
Center and
Areawide
Guidance



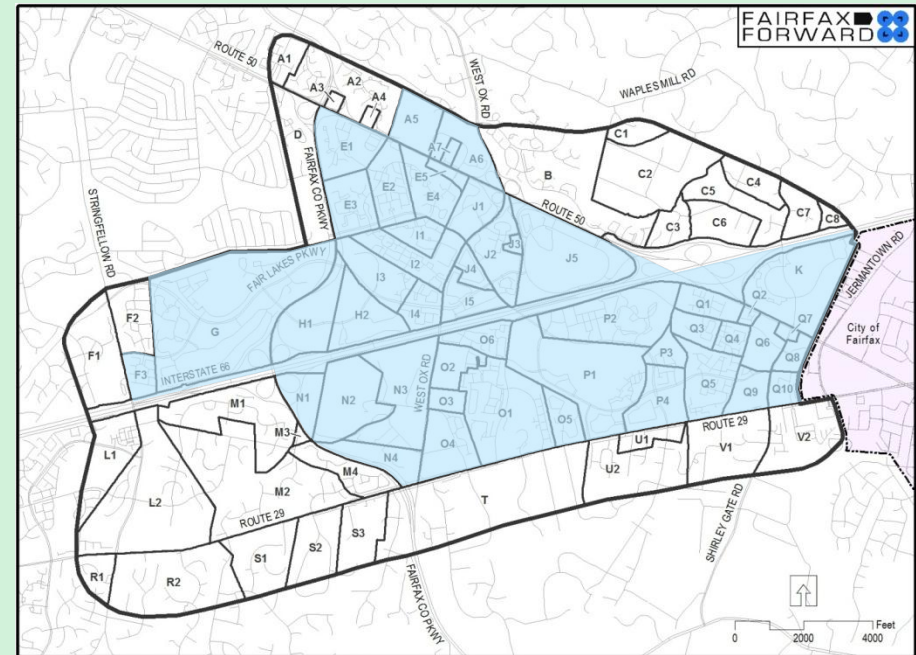
Transition Areas

- Established low density residential areas and suburban neighborhoods
- Coordinate with district land use committees and councils
- Review will begin in November
- Timeline: approximately one year until public hearing



Suburban Center and Areawide Guidance

- Denser core of study area
- Update facts and reflect buildout
- Anticipated to begin at conclusion of transition area study (late 2014)
- Plan to be reviewed through Areawide Task Force
- Timeline: 18-24 months



Stay Informed

- ❑ Visit the study webpage:
 - ❑ <http://www.fairfaxcounty.gov/dpz/fairfaxcenter>
- ❑ Send an email to:
 - ❑ DPZFairfaxCenter@fairfaxcounty.gov
- ❑ Join the study listserv:
 - ❑ <http://www.fairfaxcounty.gov/email/lists> (look for “Fairfax Center Area planning study news” under Land Use & Development)
- ❑ Like us on Facebook
 - ❑ <https://www.facebook.com/fairfaxlanduse>
- ❑ Call our office:
 - ❑ (703) 324-1380
- ❑ Visit us:
 - ❑ The Department of Planning and Zoning, Planning Division
12055 Government Center Parkway, Suite 730, Fairfax, VA 22035

Posters and Group Exercise

- Move to Forum just outside of the auditorium
- Poster displays
- Small group exercise - share ideas about the future of the Fairfax Center Area
 - What are the present strengths and weaknesses in the Fairfax Center Area?
 - What are the opportunities and challenges you see in the next 20 years in the Fairfax Center Area?

Group Exercise Ground Rules

- ❑ Form groups of 5 to 6 people
- ❑ Assign one person to be a scribe and one person to report out
- ❑ 10 minutes for each question
- ❑ Allow everyone a chance to share their ideas
- ❑ Treat everyone with courtesy and respect
- ❑ Write down all ideas, do not judge